

108.0

0002

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
609,000 / 609,000
609,000 / 609,000
609,000 / 609,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		CLYDE TERR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SARI-SARRAF FARID	
Owner 2: PINHEIRO BLOSSOM A	
Owner 3:	
Street 1: 24 CLYDE TERR	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: PACKARD SYLVIA /ETAL -	
Owner 2: POLLARD CHRISTINE -	
Street 1: 24 CLYDE TERR	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 920 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
101	One Family
	7568
	Sq. Ft.
	Site
	0

Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	7568			0	70.	0.85	5								452,929						452,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7568.000	156,100		452,900	609,000		68866
							GIS Ref
							GIS Ref
							Insp Date
							09/11/18



USER DEFINED

Prior Id # 1: 68866
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/30/21 07:22:56
LAST REV Date Time
02/27/20 14:58:42
danam
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	156,100	0	7,568.	452,900	609,000		Year end	12/23/2021
2021	101	FV	150,500	0	7,568.	452,900	603,400		Year End Roll	12/10/2020
2020	101	FV	150,500	0	7,568.	452,900	603,400	603,400	Year End Roll	12/18/2019
2019	101	FV	136,100	0	7,568.	459,400	595,500	595,500	Year End Roll	1/3/2019
2018	101	FV	136,100	0	7,568.	342,900	479,000	479,000	Year End Roll	12/20/2017
2017	101	FV	136,100	0	7,568.	310,600	446,700	446,700	Year End Roll	1/3/2017
2016	101	FV	136,100	0	7,568.	297,600	433,700	433,700	Year End	1/4/2016
2015	101	FV	135,400	0	7,568.	252,300	387,700	387,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PACKARD SYLVIA	53615-149		9/30/2009		354,000	No	No		
PACKARD SYLVIA	32910-282		4/19/2001	Family		No	No		
PACKARD SYLVIA	24481-273		4/25/1994			No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/27/2019	1946	Addition	62,500	O					9/11/2018	MEAS&NOTICE	CC	Chris C
10/27/2009	1057	Re-Roof	5,400						12/9/2008	Info At Door	345	PATRIOT
7/31/2000	699	Wood Dec	6,000	O				12X20 DECK-REBUILD	11/24/1999	Inspected	267	PATRIOT
									10/26/1999	Measured	256	PATRIOT
									7/30/1991		KT	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION

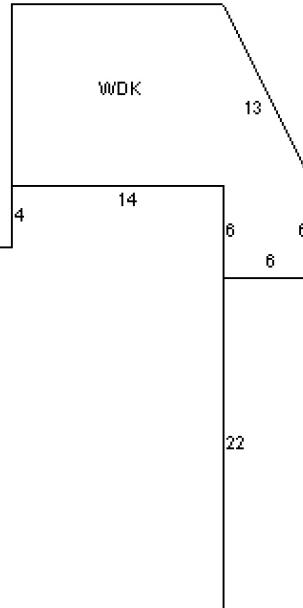
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

TOILET/SHOWER IN BSMT.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1954
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	31%
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Exterior:	No Unit	RMS	BRS	FL
Interior:	1	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	5	2	

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	134.987
Other Features:	62324
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	226208
Depreciation:	70124
Depreciated Total:	156083

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	134.99
Special Features:	0		Val/Su Net:	75.05
Final Total:	156100		Val/Su SzAd	169.67

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

PARCEL ID 108.0-0002-0002.0

More: N

Total Yard Items:

Total Special Features:

Total:



AssessPro Patriot Properties, Inc